



Legislation Text

File #: 23-182, Version: 1

Legislative Public Hearing on Proposed Conditional Rezoning at 820 and 904 Homestead Road and 310 Lucas Lane

PURPOSE: The Town has received a petition from Parker Louis, LLC, to rezone three properties at 820 and 904 Homestead Road, and 310 Lucas Lane from R-20 to R-3-CZ (Residential, 3000 square feet per dwelling unit, conditional) to allow for the subsequent submittal of an application to develop an Architecturally Integrated Subdivision (AIS) including single-family and multi-family residences. A draft ordinance has been prepared. The Town Council must receive public comments before acting on the draft ordinance.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon, Planning Administrator, 919-918-7325, cmoon@carrboronc.gov <<mailto:cmoon@carrboronc.gov>>; Patricia McGuire, Planning Director, 919-918-7327, pmcguire@carrboronc.gov <<mailto:pmcguire@carrboronc.gov>>; Nick Herman, Town Attorney, 919-929-3905, herman@broughlawfirm.com <<mailto:herman@broughlawfirm.com>>

COUNCIL DIRECTION:

☐ Race/Equity ☐ Climate ☒ Comprehensive Plan ☒ Other

The Town Council must hold a legislative public hearing for the consideration of a zoning map amendment.

The Town Council is required to adopt a statement of consistency as part of its decision.

INFORMATION: Adam and Omar Zinn owners of Parker Louis, LLC, have submitted a petition to rezone three contiguous parcels of land located along the north side of Homestead Road. The parcels contained a combined total of approximately 9.70 acres (422,532 square feet) of land.

The petition for rezoning seeks to amend the zoning map for the three parcels from R-20 (Residential, 20,000 square feet per dwelling unit) to R-3-CZ (Residential, 3,000 square feet per dwelling unit, Conditional) for the purpose of developing an Architecturally Integrated Subdivision (AIS) involving a combination of approximately 27 single-family and 15 multi-family homes. It is anticipated that the multi-family units would be duplexes or a combination of duplexes and triplexes.

The parcels are shown more specifically in the table below and in the attached vicinity map. (*Attachment C*).

No.	PIN	Existing Zoning	Proposed Zoning	Acres
820 Homestead Road	9779-28-4165	R-20	R-3-CZ	4.32
904 Homestead Road	9779-27-6844	R-20	R-3-CZ	2.78
310 Lucas Lane Parcel 1	9779-28-8116	R-20	R-3-CZ	2.61
Total				9.71

Materials submitted by the applicants (*Attachments E-1 through E-4*) include the formal petition for change of

zoning with answers to the four-part question seven addressing consistency with adopted plans, a short project narrative, an illustrative site plan as an exhibit to the rezoning, architectural renderings showing examples of the different building types, examples of raised boardwalks as an option for the proposed bike/ped facility along Homestead Road, and a statement regarding traffic. Documentation from the neighborhood information meeting is also provided.

A draft rezoning ordinance has been provided (*Attachment B*) and includes a list of draft conditions. It is anticipated that the conditions may be further refined during the public hearing process. The final list of conditions must be mutually agreed upon by the Town and the applicants. The Town Council must receive public comment before deciding on the rezoning request. The proposed map amendment was presented at the Joint Advisory Board meeting on May 4, 2023. Comments are provided (*Attachment G*).

Should the Town Council approve the rezoning, the Zinns would follow with an application for a Special Use Permit-A. The illustrative site plan provided as a condition of the rezoning would be binding, and dictate the design for the subsequent SUP-A. As noted in the conditions for the draft ordinance for the rezoning (*Attachment B*), certain elements of the project would be determined as part of the rezoning and other elements would be determined as part of the SUP plans which include much more detail to ensure compliance with the Land Use Ordinance. As such, certain elements of the project such as the completion of the full stormwater management design for the project are required as part of the SUP review process.

FISCAL IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Town Council review. The petitioner has submitted materials and fees, as applicable, for reviewing and processing these requests, including providing envelopes for the mailed notice for the rezoning.

RECOMMENDATION: The Town Manager recommends that the Town Council receive public input and consider whether the proposed rezoning to R-3-CZ is consistent with Town plans and policies as well as the advancement of the public health, safety and welfare. A resolution for consistency (*Attachment A*) and a draft ordinance for the map amendment (*Attachment B*) are provided.